

Village at Institute Road Narrative of Construction Phasing

Phase 1

Phase 1 included the development of two staging areas, one near the pump station and one adjacent to the cross-country sewer. Phase 1 also included the construction of the pump station, the force main and gravity line in Westboro Road. These elements of the project have been completed.

The total disturbed areas in Phase 1 is (DISTURBED AREA=1.0 ACRES)

Phase 2

The limits of tree cut for the project area will be staked by survey, as well as the cross-country sewer line and the drainage basins at the end of Brooke Street.

Once the limit of clearing/work area has been inspected and approved, the trees will be cut. Once the trees are cut the required erosion control will be installed and inspected. Upon approval of the erosion control installation, the stumps will be removed from the cross-country sewer, basins 1 & 2, the forebay at basin 1, lots 8-33, Audrina Lane and Brooke Street from STA 9+00 to 19+00. The cross-country sewer, basins 1 & 2, and the forebay at basin 1 will be constructed. Lots 19-29 will be prepared for home construction, and the roadway segments will be brought to subgrade. All the proposed utilities along Audrina Lane will be installed up to Institute Road. The Audrina Lane water lines will be tied into the water main in Institute Road. Once the utility installation is complete, Audrina Lane will receive the binder course of pavement. Home construction on lots 19-29 will begin.

Stockpile areas on lots 17 and 18 will be utilized for excess material. Material stockpiles will be surrounded by erosion control. Stockpiles not in daily use will receive temporary stabilization treatment.

Total disturbed area Phase 2 is (DISTURBED AREA=8.7 ACRES)

Phase 3

The required erosion control previously installed will be re-inspected for the limits of Brooke Street STA 0+00 to 9+00, as well as lots 1-7, 34, and 42-45. Upon satisfactory inspection, the stumps will be removed, the forebay at Brooke Street/Institute Road intersection will be constructed, lots 1-13, 30-34, and 42-45 will be prepared for home construction, and the roadway segment will be brought to subgrade. All the proposed utilities along Brooke Street from STA 0+00 to 16+00 will be installed up to Institute Road. The Brooke Street water lines will be tied into the water main in Institute Road. Once the utility installation is complete the road will receive the binder course of pavement. Home construction on lots 1-13, 30-34, and 42-45 will begin and will continue on lots 19-29, if applicable.

The total area of Phase 3 is (DISTURBED AREA=11.1 ACRES)

Phase 4

The reconstruction of a portion of Institute Road and construction of lot 46 will be completed during Phase 4. The erosion control along Institute Road, lot 46, and around the proposed work areas adjacent to the resource areas will be staked by survey. The proposed location of the erosion control will be reviewed before it is installed. Once the erosion control is installed it will be inspected. The forebays and associated swales adjacent to the resource areas will be constructed and stabilized before moving forward with the remaining roadway improvements. Lot 46 will be developed, and the home will be constructed. Home construction on lots 1-13, 19-34, and 42-45 will continue, if applicable.

The total area of Phase 4 is (DISTURBED AREA=2.2 ACRES)

Phase 5

The required erosion control previously installed will be re-inspected for the limits of Dylan Way and Brooke Street STA 16+00 to 19+00, as well as lots 35-41 and 14-18. Upon satisfactory inspection, the stumps will be removed, lots 35-41 and 14-18 will be prepared for home construction, and the roadway segments will be brought to subgrade. All the proposed utilities along Dylan Way and Brooke Street from STA 16+00 to 19+00 will be installed. Once the utility installation is complete the roads will receive the binder course of pavement. The homes will be constructed on lots 35-41 and lots 14-18 and all home construction will continue until completed.

Total area of Phase 5 is (DISTURBED AREA=6.0 ACRES)

Phase 6

Audrina Lane, Brooke Street, and Dylan Way will be completed to the finished course of pavement. The roadways will be submitted to the Town of Grafton for acceptance.

Note: this phasing plan is intended to show the progression of construction in a general manner as is anticipated at this time. The contractor may move to subsequent phases prior to completing prior phase.

OPERATION AND MAINTENANCE PLAN

1. THE CONTACT FOR THE PROPERTY OWNER FOR PROJECT WILL BE PULTE HOMES OF NEW ENGLAND, LLC PHONE NUMBER 508-870-9999.
2. THE CONTACT FOR THE SITE OPERATION AND MAINTENANCE WILL BE PULTE HOMES OF NEW ENGLAND, LLC PHONE NUMBER 508-870-9999.
3. THE CONTACT FOR THE THE RESPONSIBILITY FOR FINANCING THE MAINTENANCE AND EMERGENCY REPAIRS WILL BE PULTE HOMES OF NEW ENGLAND, LLC PHONE NUMBER 508-870-9999.



PROJECT EARTHWORKS AMOUNTS
Cut = 72,216± cu.yds
Fill = 61,722± cu.yds
Net = 10,494± cu.yds CUT



03-03-2022

DATE:

DATE:

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.
GRAFTON PLANNING BOARD

SIGNATURE DATE:

NOTES

SEE SHEET 9 FOR PLANNING BOARD CONDITIONS OF APPROVAL

"THIS IS TO CERTIFY THAT NOTICE FROM THE PLANNING BOARD OF APPROVAL OF THE WITHIN PLAN WAS RECORDED BY ME ON _____ AT _____ AND NO NOTICE OF APPEAL WAS RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPROVAL."

GRAFTON TOWN CLERK

DATE

NOTE: CONSTRUCTION ON THIS LOT(OR LAND) IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, RESERVATIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

DEEDS OF EASEMENTS TO BE RECORDED HEREWITH

CERTIFICATE OF APPROVAL RECORDED IN DEED BOOK 58546 PAGE 105 IN THE WORCESTER COUNTY REGISTRY OF DEEDS.

SUBJECT TO COVENANT DATED _____ RECORDED IN THE WORCESTER COUNTY REGISTRY OF DEEDS, BOOK _____ PAGE _____

#	DATE	DESCRIPTION	BY
8	03/03/22	UPDATED PHASING	CDG
7	11/21/17	REV. PER COMMENTS.	BSW
6	10/3/17	REV. PER CONSERVATION.	PML
5	8/13/17	REV. PER COMMENT LETTER.	PML
4	8/25/17	REV. PER MEETING & COMMENTS.	PML
3	8/26/17	REV. PER COMMENTS.	PML
2	5/21/17	REV. PER COMMENTS.	PML
1	10/26/16	WETLAND FLAGS ADDED.	PML

REVISIONS

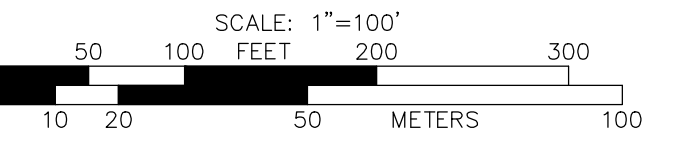
OWNER / APPLICANT

D&F AFONSO BUILDERS, INC.
189 MAIN STREET
MILFORD, MA 01757

OVERALL EROSION CONTROL & PHASING PLAN

FOR
"THE VILLAGE AT
INSTITUTE ROAD"
A
DEFINITIVE CONVENTIONAL
DEVELOPMENT PLAN

GRAFTON, MASS
SEPTEMBER 16, 2016



CIVIL DESIGN
GROUP, LLC

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NORTH ANDOVER, MA 01845
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DRAWN BY: CDG

SHEET 27 OF 35

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